

FILED
GREENVILLE CO. S. C.
JUN 13 9 48 AM '74
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1313 PAGE 543



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern: R. V. CHANDLER, JR.

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

EIGHT THOUSAND FIVE HUNDRED AND NO/100-----(\$ 8,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

contingents), said note to be repaid with interest as the rate or rates therein specified in installments of **Seventy-Six and 48/100----- \$ 76.48**) Dollars each on the first day of each

month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable **20** years after date, and

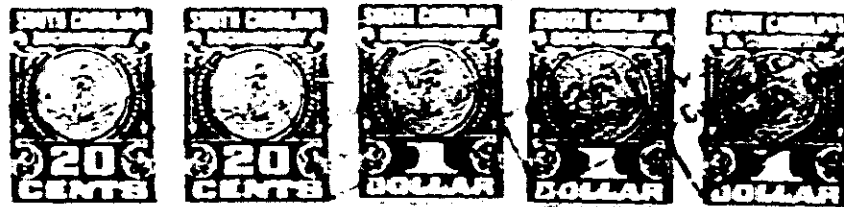
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt, and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and bet to the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvement thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, on north side of **Hillcrest Avenue** in that area recently annexed to City of Greenville, being known and designated as Lot No. 3 on plat of property of Laura A. Griffin, est., prepared by W. J. Riddle, Surveyor, March, 1947, recorded in the R.M.C. Office for Greenville County in Book Q at Page 94, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at iron pin on north side of Hillcrest Avenue which pin is the joint front corner of Lots 2 and 3 and is 248 feet more or less from the northeast intersection of Hillcrest Avenue and Judges Alley; thence along the joint line of Lots 2 and 3 N 29-04 E 125.2 feet to a point; thence S 47-10 E 73 feet to an iron pin; thence along line of property of R. V. Chandler, S 27-0 W 128 feet to iron pin on north side of Hillcrest Avenue; thence along north side of said Avenue N 47-10 W 79 feet to point of beginning.



543

4328 RV-2